

426 S 3RD STREET

Lemoine, PA • 17043



Nearby Retailers



±8,000 SF
For Sale



Ashlee Lehman | Blake Shaffer | Austin Eckenrode | Brad Rohrbaugh | Chad Stine
For Sale Information: 717.843.5555 | Learn more online at www.bennettwilliams.com



COMMERCIAL BROKERAGE. *Redefined.*

Property Overview

426 S 3rd Street is an approximately 8,000 square foot freestanding office building in Lemoyne, PA. It is ideally situated with easy access to the Capital Beltway as well as Interstate 83, making it easily accessible from surrounding markets like New Cumberland, Camp Hill, Enola, Harrisburg, and Mechanicsburg. Surrounding the property is a dense mix of retail, residential, and industrial users. The site benefits from being centrally located, excellent exposure to the market, ample parking, and pylon signage on S 3rd Street.





POPULATION

1 MILE- 8,668
3 MILE- 96,353
5 MILE- 185,740



EMPLOYEES

1 MILE- 3,543
3 MILE- 78,802
5 MILE- 140,237



AVERAGE HHI

1 MILE- \$121,737
3 MILE- \$92,098
5 MILE- \$99,574



HOUSEHOLDS

1 MILE- 3,721
3 MILE- 39,115
5 MILE- 76,660



LOWTHER ST - ±13,000 VPD



S 3RD STREET - ±16,000 VPD



CAPITAL BELTWAY - ±100,000 VPD

Demographics

Traffic Counts



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Market Aerial

PennState Health



83

CAMP HILL SC

GIANT, noodles, BOSCOV'S, SALLY BEAUTY SUPPLY, ESPORTA, Panera BREAD, Barnes & Noble, five BELOW, Arby's



WEST SHORE PLAZA

JOANN, KARN'S FOODS, PET SUPPLIES PLUS, goodwill, ISAAC'S, DOLLAR TREE



SITE



SOUTH HAMPDEN SC

ALDI, AMC THEATRES, BIG LOTS!

weis

SHOPPES AT CEDAR CLIFF

Starbucks, sweetFrog, DOLLAR GENERAL, SUBWAY

Cedar Cliff High School



COMING SOON
Chick-fil-A, MOUNTZ



FAIRVIEW COMMONS

GROCERY OUTLET, Jackson Hewitt TAX SERVICE, bargain market, DOLLAR TREE, DQ

TRADER JOE'S

CAPITOL CITY PLAZA

DOLLAR TREE, DICKEY'S BARBECUE PIT

CAPITAL CITY MALL

JCPenney, macy's, DICK'S SPORTING GOODS, DAVE & GUSTERS, H&M, BLAZE PIZZA, DSW, fye

GIANT

Bennett Williams

COMMERCIAL REAL ESTATE

OUR LOCATIONS:

YORK OFFICE:

3528 Concord Rd.
York, PA 17402

LANCASTER OFFICE:

150 Farmington Lane, Suite 201
Lancaster, PA 17601

EXTON OFFICE:

1 E. Uwchlan Ave.
Suite 409, Exton, PA 19341

STATE COLLEGE OFFICE:

330 Innovation Blvd, Suite 205
State College, PA 16803

WEST CHESTER OFFICE:

107 E Chestnut St, Suite 107
West Chester, PA 19380

NEW JERSEY OFFICE:

236 E. Route 38, Suite 130
Moorestown, NJ 08057

LISTING AGENTS:



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PROPERTY
MANAGEMENT



About Bennett Williams

Since its founding in 1956, Bennett Williams Commercial, Inc. has offered full Commercial Real Estate services to the Central Pennsylvania region and beyond. We have served thousands of commercial, industrial and retail clients as we have grown in size and reputation. With our team of both experienced and knowledgeable executives as well as young and energetic professionals, we have the team to handle any commercial real estate need.

Bennett Williams is a member of the Retail Brokers Network (RBN), a partnership of the best regional retail brokerage firms servicing all of the major markets across the United States. Our affiliates are handpicked ensuring that our clients receive top quality service and representation in any market they need help in, with 61 offices across 65+ markets and 700+ members.

